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December 8, 2015

Ms. Martha Blake  
Development Services Department  
City of San Diego  
1223 First Avenue  
San Diego, CA 92101

Subject: New One Paseo Project  
Verification of Water and Sewer System Service

Dear Ms. Blake:

The purpose of this letter is to verify the water demands and sewer flows for the New One Paseo Project are adequate for water, sewer and fire service to the project based on the revised development and to confirm that the analysis and conclusions contained in the original reports (Appendices K and L of the FEIR) for the One Paseo Project remain applicable to the New One Paseo Project.

## **INTRODUCTION**

In February 2015, the City Council approved a development proposal that reflected the Reduced Main Street Alternative included in the FEIR. This project is referred to as the "Approved Project." The City Council subsequently rescinded some of the project approvals at the request of Kilroy to provide an opportunity to address local community concerns. Kilroy has revised the development proposal to reduce the scale of the project. The redesigned project is referred to as the "New One Paseo Project."

## **BACKGROUND**

The original water and sewer studies evaluated a development proposal consisting of 1,857,444 gross square feet (gsf) including residential, retail, office and hotel uses. For purposes of this Addendum, this development proposal is referred to as the "Originally Proposed Project." Subsequent to the preparation of the Draft EIR (DEIR), Kilroy redesigned the project to reduce the development to 1,454,069 gsf. The major changes included elimination of the hotel, reduction in square footage of residential, retail and office uses, and the addition of a green space. An analysis of this redesigned project was included in the EIR as the "Reduced Main Street Alternative," which was ultimately approved by the City (also referred to as the "Approved Project").

Subsequent to the approval of the Approved Project, Kilroy has redesigned the development proposal to further reduce the total size of the project to 1,175,871 gsf. More information on the New One Paseo Project is included in the project description section which follows.

## PROJECT DESCRIPTION

The New One Paseo Project retains the residential, retail and office uses, but eliminates the green space that was included in the Approved Project. The total number of residential units would remain 608. However, the square footage of retail and office uses would be reduced from both the Original Project and the Approved Project. **Table 1** and **Figure 1** illustrate the land uses included in the New One Paseo Project.

**Table 1. Land Uses**

Land Use	Gross Square Footage	Number of Units
Office (Multi-tenant)	280,000	--
Retail	95,871	--
Residential	800,000	608
<b>Total</b>	<b>1,175,871</b>	<b>608</b>

A comparison of the land uses included in the New One Paseo Project with the Approved Project and the Originally Proposed Project is included in **Table 2**. With respect to the Originally Proposed Project, the New One Paseo Project would result in a 50 percent reduction in the amount of office space, and a 64 percent reduction in the amount of retail space. The number of residential units would remain unchanged. The hotel would be eliminated. The overall square footage would decrease by 37 percent from 1,857,440 to 1,175,871 gsf.

When compared with the Approved Project, the New One Paseo Project would reduce the office space by 43 percent. The retail component would be reduced by 61 percent. The green space would be eliminated. Overall the total square footage of the development would be reduced by 19 percent from 1,454,069 to 1,175,871 gsf. The number of residential units would remain unchanged.

## WATER DEMANDS

Projected water demands for the site are shown in **Table 3**. The total average day demand (ADD) for the Approved Project is 283,450 gpd (197 gpm). Based on City Design Criteria, the peaking factors are 2.1 for max day and 5.2 for peak hour. These equate to a maximum day demand (MDD) of 595,250 gpd (413 gpm) and a peak hour (PH) demand of 1,023 gpm. The total average day demand (ADD) for the New One Paseo Project is 214,690 gpd (149 gpm). Based on the City's Design Criteria, the maximum day demand is 450,849 gpd (313 gpm) and a peak hour demand of 775 gpm. Based on the demands shown below, the demands for the New One Paseo Project are reduced from the Approved Project by 24%.

**Table 2. Land Use Comparison of the New One Paseo Project  
with the Originally Proposed Project and Approved Project  
(Gross Square Feet)**

Project	Commercial Retail (Square Feet)		Commercial Office (Square Feet)			Hotel Square Feet	Green space Square Feet	Multi-Family Residential (Dwelling Units)		Total Square Feet
	Retail	Cinema	Corporate <sup>1</sup>	Profes- sional <sup>2</sup>	Multi- tenant			Units	Square Feet	
Originally Proposed Project	220,000	50,000	535,600	21,840	0	100,000	0	608	930,000	1,857,440
Approved Project	198,500	48,000	471,000	21,840	0	0	47,916	608	714,729	1,454,069
New One Paseo Project	95,871	0	0	0	280,000	0	0	608	800,000	1,175,871
<b>Net Change from Originally Proposed Project</b>	<b>-124,129</b>	<b>-50,000</b>	<b>-535,600</b>	<b>-21,840</b>	<b>+280,000</b>	<b>-100,000</b>	<b>0</b>	<b>0</b>	<b>-130,000</b>	<b>-681,569</b>
<b>Net Change from Approved Project</b>	<b>-102,629</b>	<b>-48,000</b>	<b>-471,000</b>	<b>-21,840</b>	<b>+280,000</b>	<b>0</b>	<b>-47,916</b>	<b>0</b>	<b>85,271</b>	<b>-278,198</b>

<sup>1</sup> Corporate office category includes multi-tenant as well as corporate office uses.

<sup>2</sup> Professional office category was applied to multi-tenant office associated with Main Street.

**Table 3. Projected Site Water Demands Comparison**

Approved Project					
Component	Area/Units	Population Density	Equivalent Population	Unit Rate	Average Demand (gpd)
Retail/Commercial	6.20 ac			5,000 gpd/n-acre	30,990
Hotel	2.30 ac			6,555 gpd/n-acre	15,050
Office	12.30 ac			5,730 gpd/n-acre	70,510
Residential	608 DU	1.83 / DU	1,113	150 gpd/person	166,900
<b>Total</b>					<b>283,450 gpd</b>

New One Paseo Project					
Component	Area/Units	Population Density	Equivalent Population	Unit Rate	Average Demand (gpd)
Retail/Commercial	2.20 ac			5,000 gpd/n-acre	11,000
Hotel	0 ac			6,555 gpd/n-acre	0
Office	6.42 ac			5,730 gpd/n-acre	36,790
Residential	608 DU	1.83 / DU	1,113	150 gpd/person	166,900
<b>Total</b>					<b>214,690 gpd</b>

Notes:

1. Non-residential areas are based on component floor space and are considered a net area.
2. Residential unit demands based on SANDAG multi-family residential density for Carmel Valley (1.83 pph).
3. Retail/Commercial demands based on City of San Diego Design Guidelines.

## FIRE FLOW DESIGN CRITERIA

The fire flow for the New One Paseo Project remains the same as in the Approved Project. A summary of criteria used for both the Approved Project and the New One Paseo Project is provided in **Table 4**.

**Table 4. City Planning and Design Criteria**

Parameter	Criteria
Multi-Family Residential Fire Flow	3,000 gpm
Commercial Fire Flow	4,000 gpm

## SEWER FLOWS

The change in development also has the sewer flows reduced. In the table below is the comparison of the Approved Project with the New One Paseo Project.

**Table 5. Average Sewer Generation Comparison**

<b>Approved Project</b>					
<b>Component</b>	<b>Net Area/Units</b>	<b>Population Density</b>	<b>Equivalent Population</b>	<b>Unit Rate</b>	<b>Average Generation (mgd)</b>
Retail/Commercial	6.20 ac	43.7 pop/n-acre	271	80 gpd/person	0.022
Hotel	2.30 ac	43.7 pop/n-acre	100	80 gpd/person	0.008
Office	12.30 ac	43.7 pop/n-acre	538	80 gpd/person	0.043
Residential	608 DU	1.83 pop/DU	1,113	80 gpd/person	0.089
<b>Total</b>			<b>2,022</b>		<b>0.162</b>

<b>New One Paseo Project</b>					
<b>Component</b>	<b>Net Area/Units</b>	<b>Population Density</b>	<b>Equivalent Population</b>	<b>Unit Rate</b>	<b>Average Generation (mgd)</b>
Retail/Commercial	2.20 ac	43.7 pop/n-acre	96	80 gpd/person	0.008
Hotel	0 ac	43.7 pop/n-acre	0	80 gpd/person	0
Office	6.42 ac	43.7 pop/n-acre	281	80 gpd/person	0.023
Residential	608 DU	1.83 pop/DU	1,113	80 gpd/person	0.089
<b>Total</b>			<b>1,490</b>		<b>0.120</b>

**Notes:**

Residential unit demands based on SANDAG multi-family residential density for Carmel Valley (1.83 pph).

Commercial and Office equivalent populations based on City Design Guidelines.

Non-residential areas are based on component floor space and are considered a net area

For the New One Paseo Project, the equivalent population is 1,490 compared with 2,022 for the Approved Project. With a peak dry weather factor (DWF) of 2.29, the result is a peak DWF of 0.275 mgd (0.37 mgd for Approved Project). With a safety factor of 1.1 to account for potential I&I entering the collections system from the New One Paseo Project, which we believe is conservative for a newly constructed sewer system. This results in a peak wet weather factor (WWF) of 0.302 mgd compared with a peak WWF of 0.41 mgd. The New One Paseo Project reduces the sewer flows from Approved Project by 26%.

## CONCLUSION

The water demands for New One Paseo are reduced from the Approved Project by 24% and the fireflow demands remain the same. The sewer flows for New One Paseo Project are reduced from the Approved Project by 26%. Therefore the proposed water and sewer systems provided with the Approved Project will be adequate for the New One Paseo Project. The New One Paseo Project would not result in any new impacts related to water and sewer systems, nor would the

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New One Paseo Project result in an increase in severity of the impacts identified in our original report for the FEIR.

If you have any questions, please do not hesitate to contact me at 858-514-1042.

Respectfully submitted,  
Atkins

A handwritten signature in blue ink that reads "Mark B. Elliott".

Mark B. Elliott, PE  
Project Director

